



SUBJECT PROPERTY

APPROXIMATELY 2.47 ACRES

3939 EAST PECOS ROAD

GILBERT, AZ 85297

LOCATION	3939 East Pecos Road Gilbert, Arizona 85297
SQUARE FEET	75,000 (gross) 56,000 (rentable)
STORAGE UNITS	538 Total Units
LAND SIZE	±2.47 Acres
DIMENSIONS	Approximately 260' x 377'
PARCEL NUMBER	304-51-023

ZONING	SC, Town of Gilbert
PROPERTY TAXES	\$3,640 (2023)
24-HOUR TRAFFIC COUNT	28,580 on Pecos Road

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,225	100,587	211,121
Median Income	\$118,113	\$113,647	\$123,086

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